



DRB Memorandum 107-115 Great Road

Project Location: Within portions of Wetherbee Plaza II, Acton, MA

Architectural Plans: No physical plans were presented. Members viewed plans on Docushare on a laptop computer.

Property Owner: Leo Bertolami

Developer: Wetherbee Plaza, LLC

Architect: E.J. Rempelakis Associates (Manny Rempelakis, R.A.)

Civil Engineer: Stamski and McNary (George Dimarakos, P.E.)

Date of First DRB Review: 10-01-2014

Date of Second DRB Review: 04-14-2015

The DRB met on April 14, 2015 to further review the proposed cottage residential addition to the windmill structure that currently exists on the site. The building at 107 Great Road was not discussed.

The DRB makes the following comments:

Site History:

The plaza project began in 1975-1976. The existing antique house was moved to the rear of the property and the car wash and retail building was constructed. Wetherbee II involved the construction of the carriage house with two apartments, windmill the relocation of the station master's house and additional retail buildings. In 2010 there was a zoning change preventing the windmill from having a blade to generate power.

Cottage Addition to Windmill:

- The cottage will be a rental unit.
- As noted in the first review:
As neither a planting plan, nor proposed topography, nor finished landscape plan was provided, the DRB cannot assess the plan for access to the building nor for the landscaping for the cottage and windmill. The plans are unclear as to where the resident occupants will park. The DRB requests that a finished site plan be provided for review.
- As noted in the first review:
The exterior style of the wood frame structure to be added onto the windmill is of a contemporary colonial style. As such it is noted that several window styles and sizes that are depicted are not consistent with the idea of a simple cape style dwelling. It was suggested that the oversized Palladian window on the west façade be revised and reduced in size. The owner concurred.
- As noted in the first review:
It is noted that the North elevation (facing towards the carriage house) has no windows. The DRB attempted to convince the owner that windows on this façade would be beneficial.

The owner did not agree.

The DRB thanks the proponent's team for sharing the project development drawings for review and requests that the requested site plan be submitted.

Respectfully Submitted,

Design Review Board

Members in attendance: David Honn, Holly Ben-Joseph, Peter Darlow, Michael Dube.